

April 5, 2005

Notice No. DACW43-9-04-50

Real Estate Division
Acquisition/Management and Disposal Branch

SUBJECT: Notice of Availability for Leasing of Government Land
at Mark Twain Lake, Missouri, Notice No. DACW43-9-04-50,
Amendment No. 1

Dear Interested Party:

The enclosed information is provided to you as a revision to the original Notice of Availability (NOA) dated November 1, 2004.

In an effort to generate further interest in the Frank Russell Recreation Area, modifications have been made to the original requirements for immediate development.

To arrange for a site visit all interested applicants may contact the Mark Twain Lake Project Office.

The information contained in this amendment is provided solely as notice to prospective applicants. The final executed lease shall constitute the entire final agreement between the government and the successful applicant.

Copies of this amendment, and/or the original package may be obtained by contacting the Mark Twain Lake Project Office, 20642 Highway J, Monroe City, Missouri 63456, telephone (573) 735-4097, or by calling Mary Winston of the Real Estate Division at (314) 331-8183, or writing to: U.S. Army Corps of Engineers, Real Estate Division (CEMVS-RE-A), 1222 Spruce Street, St. Louis, MO 63103-2833. Copies of this amendment, and/or the original package may be obtained by accessing <http://www.mvs.usace.army.mil/> and following links to the advertisement press release.

Sincerely,

Thomas R. Hewlett
Chief, Real Estate Division

Enclosure

**NOTICE OF AVAILABILITY
FOR LEASING OF**

GOVERNMENT LAND

AT

MARK TWAIN LAKE, MISSOURI

FOR

PRIVATE DEVELOPMENT LEASE

**U.S. ARMY CORPS OF ENGINEERS
ST. LOUIS DISTRICT**

DEADLINE FOR RECEIPT OF APPLICATIONS
DATE: CLOSE OF BUSINESS, September 30, 2005
WHERE: U.S. ARMY CORPS OF ENGINEERS
ACQUISITION/MANAGEMENT AND DISPOSAL BRANCH,
REAL ESTATE DIVISION
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833

**Notice No. DACW43-9-04-50
Amendment No. 1**

March 31, 2005

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SCHEDULE*

Deadline for Submission of Applications.....September 30, 2005
Award Commercial Concession Lease.....December 1, 2005

***Note:**

This schedule is an estimate. All necessary regulatory permits and approvals must be obtained prior to commencement of construction. The amount of time for regulatory review is dependent upon the nature of any environmental issues that are identified during the process.

INTRODUCTION

The information contained in this package is provided as an amendment to supplement the information contained in the original Notice of Availability (NOA) dated November 1, 2004. Items contained in the original NOA but not addressed in this amendment remain unchanged. Prospective applicants are expected to have read and understood the contents of the original NOA and this amendment.

As with the original NOA dated November 1, 2004, the information contained in this package is provided solely as notice to prospective applicants. Negotiations will narrow the pool of applicants and it is anticipated that final negotiations will include only one applicant. That applicant is not guaranteed the award of the lease, with the decision made at the sole discretion of the Government. The Government reserves the right to terminate negotiations with any or all prospective lessees at any point in time. The final executed lease shall constitute the entire final agreement between the government and the successful applicant.

SUBMISSION INSTRUCTIONS*

[* Note: This section replaces "Submission Instructions," on pages 12 and 13 of the original NOA.]

a. **Required Submittals.** EXHIBIT "G" (APPLICATION AND TRANSMITTAL FORM) must be signed by the applicant and returned with the detailed information called for in the section entitled **REQUIRED APPLICANT INFORMATION.**

b. **Marking and Sealing Applications.** Written Applications must be enclosed in a sealed, marked, and addressed envelope, which must contain the following:

1. **RETURN ADDRESS OF APPLICANT**

2. A notation reading:
**SEALED APPLICATION FOR LEASE OF REAL PROPERTY AT
MARK TWAIN LAKE, MISSOURI - DO NOT OPEN IN MAILROOM**

3. All submittals must be mailed to:
**TO: District Engineer
St. Louis District, U. S. Army Corps of Engineers
ATTN: CEMVS-RE-A
1222 Spruce Street
St. Louis, Missouri 63103-2833**

The following Notice Number must appear in the lower left corner of the envelope:

Notice No. DACW43-9-04-50

c. **Deadline.** Applications will be accepted until **Close Of Business (C.O.B.), September 30, 2005.** Applications must be received at the submittal address given above by the deadline. Modifications of the original application may be made in sealed envelopes, up to the time of opening.

d. **Rejection of Application.** The right is reserved, as the interests of the Government may require, to reject at any time any and all applications, and to accept or reject any items of any applications unless such application is qualified by specific limitation. Failure to submit complete information requested in this notice is grounds for rejection of the application.

e. **Default.** In the event that the successful applicant fails to enter into a lease within ten (10) days after receipt of Government notification that the application has been accepted and receipt of a draft lease for execution, or in the event that the successful applicant fails to otherwise comply with the terms of this Notice, the Government may declare, in writing, that the applicant is in default. If found in default, the applicant will be given ten (10) days to correct the default or forfeit any rights as the successful applicant. The Government may then select the next highest rated applicant.

f. **Additional Information.** Any questions concerning this application may be directed to: Mary Winston at (314) 331-8183. Questions concerning the proposed lease site should be directed to: Denny Foss, Operations Project Manager, Mark Twain Lake Project Office at (573) 735-4097.

g. **Award of Lease.** A lease will be granted to the applicant with the best application, who is most responsive to this Notice, provided that the applicant is responsible, has the necessary financial and managerial capability, the applicant's proposal is reasonable, and it is in the interest of the Government to issue the lease.

h. **Deposit.** Applicant will submit a non-refundable application fee of \$300.00, payable to "Finance & Accounting Officer, USACE, St. Louis District".

i. **Site Visit.** To arrange for a site visit all interested applicants may contact the Mark Twain Lake Project Office.